

SAO PAULO

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Sao Paulo

City Population 11.24 million
 City Area 3,067 mi²
 Avg. Ann. Rainfall 57.48 inches
 Avg. Ann. Temp. 65.3 °F
 Time Zone UTC-3

Brazil

Population 203.42 million
 Population Growth 1.134%
 Total Area 3,287,612 mi²
 GDP PPP \$2.172 trillion
 Real GDP Growth 7.5%
 GDP Per Capita \$10,800
 Inflation Rate 4.9%
 Labor Force 103.6 million
 Unemployment Rate 7% (2010)
 Literacy Rate 88.6%
 Currency 1.542 BRL = \$1

AsiaPac International has offices in Asia Pacific, Latin America, and EMEA covering over 145 markets worldwide.

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Sao Paulo and its Commercial Real Estate Market are unique in many respects. Did You Know...

- Sao Paulo is the largest city in Brazil, the western and southern hemisphere, and the world's eighth largest city by population.
- The city is home to Sao Paulo Stock Exchange, the Future Markets, and the Cereal Market Stock Exchanges (which is the second largest stock exchange in the world).
- The city is known for the size of its helicopter fleet, architecture, gastronomy, and skyscrapers.
- Sao Paulo is the sixth city with most billionaires in the world, tied with Mumbai with 21 billionaires.
- Sao Paulo is the 10th richest city in the world. The city's economy is largely service based driven by the financial, business services and light manufacturing industries.
- Sao Paulo is the leading industrial and financial center of Latin America and generates approximately 7% of Brazil's GDP.
- The city's commercial real estate continues to grow at a solid pace with construction being accelerated on the southern part of Rodoanel Mario Covas in anticipation of the 2010 presidential election.
- 63% of all the international business in Brazil has their headquarters in Sao Paulo.
- The industrial market continues to remain stable with important gains in manufacturing and distribution. Over the past few years, the industrial market has experienced the relocation of industries from central zones to recently built construction parks in decentralized areas. Companies are motivated to relocation due to the government incentives, lower labor costs and lower cost of housing.

SAO PAULO AT A GLANCE

| | RENT/M2/MONTH | | RENT/SF/YEAR | | |
|---------------------------|---------------|---------|--------------|----------|---------|
| | Low | High | Low | High | Vacancy |
| 1.542 BRL = 1 US\$ | | | | | |
| DOWNTOWN OFFICE | | | | | |
| New Construction | BRL 90 | BRL 170 | \$55.74 | \$105.29 | 8.5% |
| Class A | BRL 90 | BRL 200 | \$55.74 | \$123.87 | 8.5% |
| Class B | BRL 55 | BRL 120 | \$34.06 | \$74.32 | 8.5% |
| SURBURBAN OFFICE | | | | | |
| New Construction | BRL 60 | BRL 80 | \$37.16 | \$49.55 | 8.5% |
| Class A | BRL 60 | BRL 90 | \$37.16 | \$55.74 | 8.5% |
| Class B | BRL 48 | BRL 70 | \$29.73 | \$43.35 | 8.5% |

For further information about doing business Sao Paulo or to learn more about AsiaPac International, contact us at 408-402-5270 or DidYouKnow@AsiaPacIntl.com